

February 17, 2023

Representative Geoff Luxenberg, Co-Chair
Senator Marilyn V. Moore, Co-Chair
Housing Committee
Legislative Office Building, Room 2700
Hartford, CT 06106

RE: Raised Bill No. 6589 AN ACT CONCERNING RENT STABILIZATION IN MOBILE MANUFACTURED HOME PARKS

Dear Co-Chairs Luxenberg and Moore and Honorable Committee Members:

I have been working with our Beechwood community since I took office as First Selectman in 2022. I've learned first hand the financial challenges residents in this 55-plus community are facing during these volatile economic times.

Reviewing data from 2006 through 2019, the average land lease increase was 1.3%. Sun purchased the community in 2020, and the average land lease increase has been 4.4% since then. While it's true that the consumer price index has increased during this period of time at an average of 4.5%, the bill as written will cripple household budgets for residents living in this community.

Sun's land lease increase this year was 7.28%. If this bill were enforce today, the monthly land lease increase could be as high as 11.28%. While the consumer price index fluctuates, assuming a 6% increase over the next five years, monthly land lease fees would soar from \$516 in 2023 to \$691 in 2028. This will effectively force our Killingworth residents out of this community as their means cannot keep up with the pace of land lease increases.

I strongly encourage the Housing Committee to consider editing the bill to remove the addition of the consumer price index to the rent increase.

Please do not hesitate to contact me.

Sincerely,

Nancy Gorski
First Selectman
Killingworth